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Exceptionally Desirable 4 bedroomed, 4 bathroomed Country House set in beautifully landscaped gardens. 7 miles from coast.



Persondy, Bwlchllan, Lampeter, Ceredigion. SA48 8QG.

REF: R/3020/AM - ONO

£530,000

*** Substantial contemporary 4 bedroomed, 4 bathroomed detached country property *** Superb Kitchen/Breakfast room *** Lounge with Inglenook fire place and wood burner *** UPVC Double Glazing *** Garden Room overlooking the extensive gardens and upper Aeron Valley ***

*** Detached Workshop Studio with own facilities *** Parking for 6/7 cars *** Double Garage with remote operated Electric Door and car port *** Extensive landscaped gardens, various patio areas, ornamental fishpond ***

*** Great Position, Short distance to Lampeter, Aberaeron and Aberystwyth ***

*** Not to be Missed ***

LOCATION

Bwlchllan is a small hamlet in the Mid Ceredigion hills, within 8 miles from the Georgian coastal and harbour town of Aberaeron, equidistant to the University Town of Lampeter and 6 miles from the Market Town of Tregaron within easy commuting of Aberystwyth and Carmarthen.

GENERAL DESCRIPTION

Persondy is a very desirable and well looked after dwelling with private parking for approximately 6/7 cars and a spacious double garage with remote operated electric door. A 4 bedroomed and 4 bathroomed dwelling set within its own extensive and sweeping gardens is a perfect location for a family or retirement location. The property is of high insulative design and specification for modern living.

The gardens offer a wide variety of established flower beds, shrubs, lawned areas, ornamental trees and hedges with ornamental pond. Outdoor and under cover paved patio areas. The double glazed patio doors opening from the garden room overlook the gardens and the Aeron valley.

The accommodation at Persondy offers the following:

FRONT ENTRANCE HALL

11' 9" x 15' 9" (3.58m x 4.80m). UPVC front entrance door with double glazed windows to the side of the entrance door. 2 radiators. Built in cloak cupboard. Separate understairs cupboard. Oak Staircase leading to the first floor.



STUDY ROOM/HOME OFFICE

14' 5" x 9' 7" (4.39m x 2.92m). Fully fitted with office units which include 2 corner desks, shelves and cupboards. Radiator.



LOUNGE

14' 10" x 17' 6" (4.52m x 5.33m). A traditional lounge with a inglenook fire place with a feature oak beam with a cream Waterford log burner. Patio doors leading out to the garden. 2 radiators.





FITTED KITCHEN/BREAKFAST ROOM

17' 4" x 12' 6" (5.28m x 3.81m). Super modern fitted kitchen with wall and floor cupboards with soft close doors and drawers. Modern Maire worktop surfaces with a 1 1/2 sink. Fitted stainless steel microwave. Fitted fridge freezer, Integrated Hotpoint dishwasher. Set in a inglenook style fire place, the Stove oven range with 7 ring and LPG hob. Includes grill, two ovens and a plate warmer. Extractor fan over. With a large breakfast island area in the centre of the room. Radiator.

DINING ROOM

16' 2" x 12' 5" (4.93m x 3.78m). Spacious area for a big family dining table and chairs. Radiator. French doors leading into the garden room.



UTILITY ROOM

13' 2" x 11' 4" (4.01m x 3.45m). Fitted pantry cupboard. Radiator. Fitted units and Sink. Space and plumbing for washing machine and drier. Cloak room. Side entrance door. Door leading into the garage.

GARDEN ROOM

12' 5" x 10' 8" (3.78m x 3.25m). Double glazed patio doors leading out to the extensive garden and patio areas. Tiled floor. Radiator.



Shower Room

Shower room with toilet, sink basin. Radiator.



INTEGRAL GARAGE

19' 5" x 13' 8" (5.92m x 4.17m). Worcester oil-fired boiler. Side door to car port. Remote operated electric garage door.



FIRST FLOOR APPROACHED BY FEATURED STAIRS TO LANDING

Radiator. Walk in airing cupboard. Insulated hot water cylinder with Immersion heater. Fitted shelves.



PRINCIPAL BEDROOM



17' 5" x 13' 1" (5.31m x 3.99m). Doors leading onto the external balcony 3m x 2m (9' 10" x 6' 7") overlooking the garden and Aeron valley. Radiator.

THROUGH DRESSING AREA

10' 0" x 6' 0" (3.05m x 1.83m). Fitted Cupboards. Velux window. Radiator.

EN SUITE BATHROOM

12' 3" x 6' 8" (3.73m x 2.03m). Jacuzzi bath. Double shower with a jet system. Low level toilet. Vanity Unit. Tiled Floor. Heated radiator towel rail.



PRINCIPAL BEDROOM - BALCONY



DOUBLE BEDROOM 2



16' 5" x 11' 8" (5.00m x 3.56m). Fitted vanity unit with wash basin. Radiator.

DOUBLE BEDROOM 3

9' 7" x 10' 10" (2.92m x 3.30m). Radiator. With an en suite shower room. Pedestal wash basin. WC. Shower cubicle.



DOUBLE BEDROOM 4



14' 8" x 10' 6" (4.47m x 3.20m). Radiator.
En suite WC, wash hand basin. Tiled floor. Radiator.

EXTERNALLY

CAR PORT

20' 0" x 11' 0" (6.10m x 3.35m). Block paved drive.
Parking for 6/7 cars.

WORKSHOP/STUDIO



30' 0" x 11' 7" (9.14m x 3.53m). WC and Wash Basin.
Radiator. This provides a very useful additional facility
for home working or as a hobby room.

GARDEN SHEDS

GARDEN

With extensive and flowing mowed lawns. There is
also offer a wide variety of established flower beds,
shrubs, ornamental trees and hedges, ornamental
pond and patio areas.





FRONT OF PROPERTY



REAR OF PROPERTY



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - 'G'.

Services

We are informed by the current vendor that the property benefits from mains water, mains electricity,

oil fired central heating and private drainage via septic tank. BT landline and BT broadband.

Directions

From Lampeter take the A485 towards Aberaeron, turning right at Creuddyn Bridge onto the B4337 signposted Talsarn. Continue to the village of Talsarn. On leaving the village of Talsarn turn right onto the B4342 for Tregaron, signposted Llangeitho. Proceed through the small hamlet of Llundain Fach. Continue for a further 1.5 miles and turn left for Bwlchllan at the next crossroads. Proceed up the hill until you reach the sign 'Bwlchllan'. The property is on the right hand side.

VIEWING: Strictly by prior appointment with the sole selling agents only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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